

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
P.C. 07-23-03

File Number
C03-051

Application Type
Prezoning

Council District
6

Planning Area
Central

Assessor's Parcel Number(s)
274-18-010

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Erin Morris

Location: east side of North Bascom Avenue approximately 160 feet southerly of Forest Avenue

Gross Acreage: 0.11

Net Acreage: 0.11

Net Density: N/A

Existing Zoning: Unincorporated County

Existing Use: Single-family residence

Proposed Zoning: CP Commercial Pedestrian

Proposed Use: Commercial

GENERAL PLAN

Completed by: ELM

Land Use/Transportation Diagram Designation:
General Commercial

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: ELM

North: Single-family residence

Unincorporated County

East: Single-family residence

Unincorporated County

South: Duplex

Unincorporated County

West: Office

CP Commercial Pedestrian

ENVIRONMENTAL STATUS

Completed by: ELM

☒ Environmental Impact Report found complete (GP 2020 EIR certified 8/16/1994)
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☐ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: ELM

Annexation Title: Unincorporated County

Date: n/a

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date:

Approved by: _____
☐ Action
☒ Recommendation

APPLICANT/DEVELOPER/OWNER

Nguyet Nakamoto
435 Colony Crest
San Jose, CA 95123

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: ELM

Department of Public Works

None received

Other Departments and Agencies

None received

GENERAL CORRESPONDENCE

None received

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, Nguyet Nakamoto, is requesting a Prezoning from unincorporated County to the CP Commercial Pedestrian Zoning District to allow commercial uses on a 0.11 gross acre parcel.

The subject site is rectangular in shape and contains one residential structure. It has approximately 45 linear feet of frontage on North Bascom Avenue. The level site is surrounded by single-family residences to the north, south, and east, and commercial uses to the west.

The applicant has indicated the intention to file for Annexation to the City of San Jose and a Conditional Use Permit to allow conversion of the existing residential structure to a commercial use.

ENVIRONMENTAL REVIEW

The environmental impacts of this project were addressed by a Final EIR entitled, "San José 2020 General Plan EIR," which was certified on August 16, 1994, by the City of San José City Council Resolution Number 65459.

GENERAL PLAN CONFORMANCE

The site is designated General Commercial on the San Jose 2020 General Plan Land Use/Transportation Diagram. The proposed CP Commercial Pedestrian Zoning District is consistent with this designation.

ANALYSIS

The proposed prezoning to CP Commercial Pedestrian will bring the zoning into conformance with the General Plan and facilitate implementation of uses on the site that are consistent with the General Commercial designation and compatible with surrounding uses.

PUBLIC OUTREACH

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site. Staff has been available to discuss the proposal with members of the public.

RECOMMENDATION

Planning staff recommends approval of the proposed zoning for the following reasons:

1. The proposed rezoning is in conformance with the General Plan Land Use/Transportation Diagram designation of General Commercial.
2. The proposed rezoning will facilitate development of this site that is compatible with the surrounding uses.

Attachments